



**Tucson-Pima County Historical Commission  
Plans Review Subcommittee**

**Thursday, March 25, 2010**

**LEGAL ACTION REPORT**

1. Call to Order / Roll Call: 1:03 p.m.

Commissioners: Kathy Nabours, Demion Clinco, Gal Witmer, Patsy Waterfall (Acting Chair)  
Sharon Chadwick

Staff: Frank S. Podgorski, Michael Taku, Jonathan Mabry

Guest: Nadine Rund, Chair, Armory Park Historic Preservation Zone

2. Rio Nuevo Downtown Zone:

RND 10-02 An Congress-Rehabilitation; 278 East Congress Street (Revised Plan) (Rio Nuevo Downtown Zone)

Presentation by Sonya Sotinsky, architect, on the revised drawings for the front façade of the rehabilitation project for this commercial building in the Rio Nuevo Downtown Zone. Ms. Sotinsky presented commissioners with three choices for the rehabilitation of the storefront on the north elevation: 1) Polished black marble slab; 2) Like-for-like grouted black tile, and; 3) Matte black tile (which would produce less surface wear/scratches. The revised drawing shows a cantilevered element on the northeast corner of the building and is minus the front railings.

Jonathan Mabry stated the cantilevered element is compatible and differentiated from the façade of the building and is reversible and would not compromise the eligibility for listing in the National Register of Historic Places.

Commissioner Witmer stated her preference is the polished black marble which is compatible with the white marble base on the rehabilitation of the Rialto building across North 5<sup>th</sup> Avenue. The canopy detailing is appropriate and the brick arch on the 5<sup>th</sup> Avenue facade doorway should be maintained. She also recommends a portion of the stucco be removed to evaluate the condition of the brick and an on-site review conducted if bringing the brick back to prominence in lieu of restuccoing the building is feasible.

Motion by Commissioner Witmer to recommend approval of the final revised plan with the following conditions: 1) Install polished black marble at the base of the storefronts; 2) Canopy and cantilevered detailing is appropriate; 3) Remove a portion of the stucco to determine the condition of the underlying brick for an on-site review/recommendation, and; 4) Maintain the brick archway on the doorway located along the North 5<sup>th</sup> Avenue elevation (east elevation).

Seconded by Kathy Nabours.

Motion passed unanimously. Vote 4-0. Acting Chair Waterfall did not vote.

2. Regular Cases:

HPZ 10-09 Adkins Parcel (Fort Lowell Park Master Plan)-Demolitions; 5444/5450/5460 East Fort Lowell Road and 2951 North Craycroft Road (Reconsideration of Major Residence) (Fort Lowell Historic Preservation Zone)

Presentation by Drew Gorski, Poster Frost Mirto, on the proposed demolition of structures in the Fort Lowell Historic Preservation Zone. Commissioners asked Mr. Gorski to return to the subcommittee with more information on the adobe residence known as the "Magor Residence" prior to recommendation for demolition approval by the Director. The residence was last used as such in the early 1960's and has been used by the previous owner as a storage building. The adobe building is in a state of disrepair and requires extensive work and is not cost effective to rehabilitate.

Motion by Demion Clinco to recommend demolition approval for the "Magor Residence" as presented.

Seconded by Kathy Nabours.

Motion passed unanimously. Vote 4-0. Acting Chair Waterfall did not vote.

HPZ 10-10 Lane-Addition/Accessory Structure; 742 South 3<sup>rd</sup> Avenue (Armory Park Historic Preservation Zone)

Presentation by Robert Bailey, architect, on an addition to an existing principal residence, construction of a porch addition on an existing second dwelling in the rear yard and construction of a detached accessory structure (carport) in the rear yard located in the Armory Park Historic Preservation Zone.

Commissioners reviewed the plan and addressed the concerns of the Armory Park Historic Preservation Zone Advisory Board, specifically; the window on the principal structure addition located on the north elevation.

Motion by Commissioner Clinco to recommend approval of these proposals for the property with wood double hung windows and either the proposed or a wood casement window on the north elevation.

Seconded by Sharon Chadwick.

Motion passed unanimously. Vote 4-0. Acting Chair Waterfall did not vote.

HPZ 10-11 Ussishkin-Addition; 228 South 4<sup>th</sup> Avenue (Armory Park Historic Preservation Zone)

Presentation by Gary Kauto, designer/carpenter, and property owner, Adam Ussishkin, on the rehabilitation/addition of a rear porch attached to an existing residence in the Armory Park Historic Preservation Zone. Discussion on the removal of an interior wall that affects the exterior appearance of the new porch addition and new porch steps. A standing seam metal roof is proposed for the new porch addition. The porch addition will be added to the existing porch a total of six (6') feet into the rear yard on the west elevation. Turned wood posts similar to those existing will be installed on the porch addition. Wood windows and wood doors will be installed as shown on the submitted elevation drawings.

Commissioner Chadwick questioned the installation of a metal roof for the new porch addition stating there is a difference in the metal material and width between the seams for historic applications.

Motion by Commissioner Clinco to recommend approval of the proposal as presented with the applicant/property owner to return to the Plans Review Subcommittee with more information on existing metal roofs on principal structures in this development zone, specifically; metal roofs throughout the Armory Park Historic Preservation Zone for future reference.

Seconded by Kathy Nabours.

Motion passed unanimously. Vote 4-0. Acting Chair Waterfall did not vote.

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HPZ 10-12 Rios-Demolition/Rehabilitation; 426 East 18<sup>th</sup> Street (Armory Park Historic Preservation Zone)

Presentation by Jude Gillum, contractor, on the rehabilitation of a bungalow residence located in the Armory Park Historic Preservation Zone. The proposed project includes rehabilitation of the existing front porch with new railings, installation of security bars on the windows, new energy efficient wood double-hung windows, new wood doors, new driveway gate and metal fence and concrete slabs for the carport, front porch and driveway, installation of a new detached carport on the old garage footprint in the rear yard, new mechanical, brick for window openings on the north elevation and relocation of electrical service box to the rear of the residence.

Commissioner Clinco stated the front porch appears to be an amalgamation of two distinct architectural styles (Craftsman/Bungalow). Commissioner Witmer agreed. Commissioners discussed the need to rehabilitate the front porch as it exists and appears on the property inventory form submitted to the State Historic Preservation Office (provided by staff). Mr. Gillum stated the porch posts are stuccoed and may have brick underneath the bases. To meet building code, he must replace/rebuild the posts and seeks direction from the plans review subcommittee on a solution.

Motion by Commissioner Clinco to recommend approval of the rehabilitation and related improvements as proposed with the condition that Mr. Gillum return to the plans review

subcommittee with more information on the front porch, specifically; the materials used to construct them.

Seconded by Gal Witmer.

Motion passed unanimously. Vote 4-0. Acting Chair Waterfall did not vote.

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4. Current Issues for Information/Discussion:

- a. Minor Reviews: HPZ 10-15 KXCI Building-Solar Panels; 220 South 4<sup>th</sup> Avenue (Armory Park Historic Preservation Zone)  
HPZ 10-16 Kaufman-Wall/Gates; 518 East University Boulevard (West University Historic Preservation Zone)
  - b. Appeals: No appeals at this time.
  - c. Zoning Violations: Zoning violations in historic preservation zones are reported to the Code Enforcement section of Community Services at 792-CITY and a city inspector is assigned to investigate the complaint. If a zoning violation is confirmed, the property owner is given the opportunity to abate the violation by successfully completing the historic review/approval process in accordance with Sec. 2.8.8. of the City of Tucson Land Use Cod.
  - d. Historic Preservation Zone Development Standards: Dr. Mabry reported that he will next provide training in conducting historic plans reviews with the Armory Park Historic Preservation Zone Advisory Board in May 2010.
5. Call to the Audience: No one to speak.
6. Meeting adjourned at 3:01 p.m.